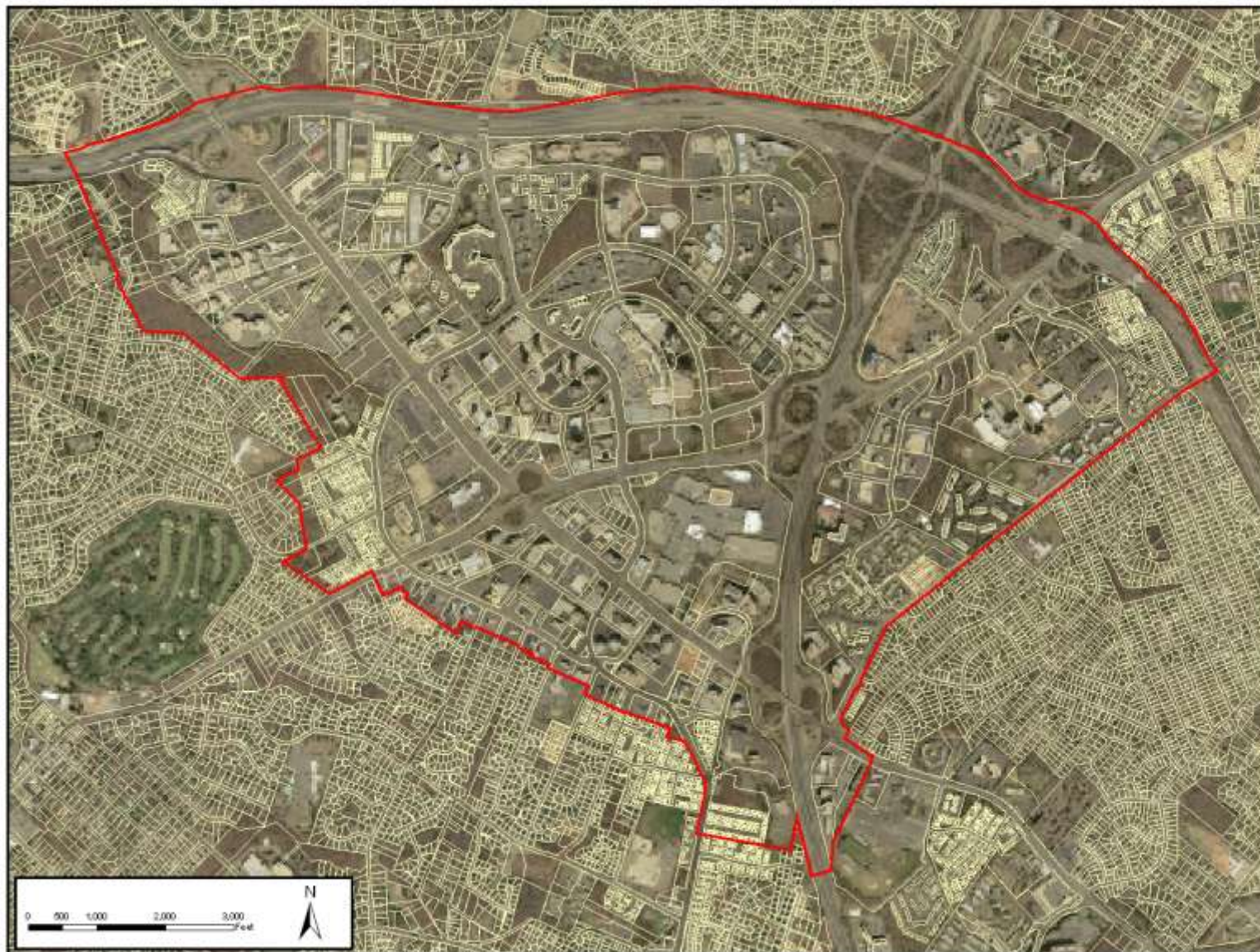


# Historical Perspective on the Fiscal Benefits of Tysons to Fairfax County





Presentation to Planning Commission  
Tysons Committee  
by Department of Planning & Zoning  
September 22, 2011



## Map # 1: Aerial of Tysons Corner

### Legend

-  Tysons Corner Boundary
-  Parcel Boundaries

*Note: Imagery shown on this map is  
2002 State Imagery*



## Tysons Corner Urban Center Study



Department of Planning and Zoning  
Fairfax County, VA

June 28, 2005

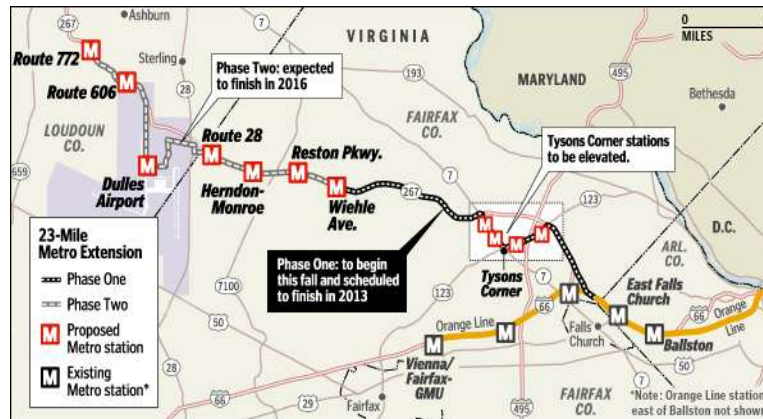


# Estimated Major Revenues from Tysons, 1995-2010



- Cumulative Personal Property Taxes: \$156 million
- Cumulative Business Professional & Occupational Licenses (BPOL), Sales Taxes & Transient Occupancy Taxes (TOT/Hotel): \$464 million
- Cumulative Real Estate Taxes: \$1,363 million
- Total cumulative General Fund revenues from major sources at Tysons are almost \$2 billion over the 16 year period

# Transportation Revenues from Tysons



- Tysons will generate C&I Tax (Commercial/Industrial Transportation Tax) of almost \$40 million between FY'09 and FY'12
- Tysons' share of the Dulles Rail Phase I Transportation Improvement District will generate \$124 million between FY'07 and FY'12
- Phase 1 Rail Tax District will be used to fulfill \$400 million of County's \$444 million commitment for Phase I; C&I tax may make up difference.

# Capital Investments in Tysons 1995-2010



- General Funded facilities totaled approximately \$3.6 million and include:
  - Tennis Courts at Westgate Park \$ 140,000
  - Playground at Freedom Hill Park \$ 150,000
  - Parking Lot at Fire Station \$ 50,000
  - HVAC & Electrical at Fire Station \$ 190,000
  - Buses serving Tysons & Transit Center \$ 3,100,000
  - Total Capital Investment \$ 3,630,000

# Estimated Operating Costs 1995-2010



- The 2010 operating costs for Tysons were estimated to be around \$50 million, or 1.5% of the County's total General Fund disbursements for FY2010 (including Schools).
- Applying the same percentage for the past 16 years, total operating costs for Tysons are approximately \$585 million or 29% of the revenues from Tysons during the 16 years.
- Subtracting 16 years of General Funded Capital and Operating costs at Tysons from 16 years of estimated revenues generated by Tysons yields a net fiscal benefit to the County of approximately \$1.4 billion.